

036.A

0003

0016.0

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTON

APPRaised:

Total Card / Total Parcel

188,700 / 188,700

USE VALUE:

188,700 / 188,700

ASSESSED:

188,700 / 188,700


Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		ARIZONA TERR, ARLINGTON

OWNERSHIP

Unit #: 6

Owner 1: FAVUZZA FRANK/TRUSTEE	
Owner 2: FRANK FAVUZZA FAMILY TRUST	
Owner 3:	

Street 1: 118 HARRISON AVE

Street 2:

Twn/City: WOBURN

St/Prov: MA Cntry Own Occ: N

Postal: 01801 Type:

PREVIOUS OWNER

Owner 1: FAVUZZA FRANK -

Owner 2: -

Street 1: 118 HARRISON AVE

Twn/City: WOBURN

St/Prov: MA Cntry

Postal: 01801

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Veneer Exterior and 586 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6011																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	188,700			188,700		125000
							GIS Ref
							GIS Ref
							Insp Date
							09/28/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	188,700	0	.	.	188,700		Year end	12/23/2021
2021	102	FV	186,100	0	.	.	186,100		Year End Roll	12/10/2020
2020	102	FV	180,800	0	.	.	180,800	180,800	Year End Roll	12/18/2019
2019	102	FV	166,600	0	.	.	166,600	166,600	Year End Roll	1/3/2019
2018	102	FV	157,800	0	.	.	157,800	157,800	Year End Roll	12/20/2017
2017	102	FV	44,100	0	.	.	44,100	44,100	Year End Roll	1/3/2017
2016	102	FV	73,500	0	.	.	73,500	73,500	Year End	1/4/2016
2015	102	FV	138,800	0	.	.	138,800	138,800	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
FAVUZZA FRANK,	66110-148		9/22/2015	Convenience		10	No	No		2995
FAVUZZA FRANK &	66110-143		9/22/2015	Convenience		10	No	No		
	17019-228		5/1/1986		86,000	No	No	Y		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/28/2017										Measured	DGM	D Mann
5/6/2000											197	PATRIOT

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA			

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: ARIZONA 118

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 11.												
Sty Ht: 1	- 1 Story			A Bath: 1	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:															
Foundation: 1	- Concrete			A 3QBth: 1	Rating:															
Frame: 1	- Wood			1/2 Bath: 1	Rating:															
Prime Wall: 8	- Brick Veneer			A HBth: 1	Rating:															
Sec Wall: 1	%			OthrFix: 1	Rating:															
Roof Struct: 4	- Flat			OTHER FEATURES																
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1												
Color: BRICK				A Kits: 1	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
View / Desir:				Frl: 1	Rating:			Other												
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper												
Grade: C - Average				CONDOS INFORMATION				Lvl 2												
Year Blt: 1965	Eff Yr Blt:			Location: F - Front				Lvl 1												
Alt LUC:	Alt %:			Total Units: 1				Lower												
Jurisdict: G18	Fact: .			Floor: 2 - 2nd Floor				REMODELING				RES BREAKDOWN								
Const Mod:				% Own: 0.781799972				Exterior:	No Unit	RMS	BRS	FL								
Lump Sum Adj:				Name: 5 - 6011				Interior:	1	3	1	0								
INTERIOR INFORMATION				DEPRECIATION				Additions:												
Avg Ht/FL: STD				Phys Cond: AV - Average	30.	%	Special:													
Prim Int Wal: 2	- Plaster			Functional:				Kitchen:												
Sec Int Wall: 1	%			Economic:				Baths:												
Partition: T	- Typical			Override:				Plumbing:												
Prim Floors: 4	- Carpet			Total: 30.6 %				Electric:												
Sec Floors: 1	%							Heating:												
Bsmnt Flr: 1								General:												
Subfloor: 1								Totals												
Bsmnt Gar: 1								1	3	1										
Electric: 3	- Typical																			
Insulation: 2	- Typical																			
Int vs Ext: S																				
Heat Fuel: 3	- Electric																			
Heat Type: 6	- Elec Base/B																			
# Heat Sys: 1																				
% Heated: 100	% AC: 100																			
Solar HW: NO	Central Vac: NO																			
% Com Wal	% Sprinkled																			
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:												
SPEC FEATURES/YARD ITEMS				PARCEL ID 036.A-0003-0016.0																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		
More: N	Total Yard Items:				Total Special Features:									Total:						
RESIDENTIAL GRID																				
REMODELING																				
RES BREAKDOWN																				
SUB AREA																				
SUB AREA DETAIL																				
IMAGE																				
AssessPro Patriot Properties, Inc																				